

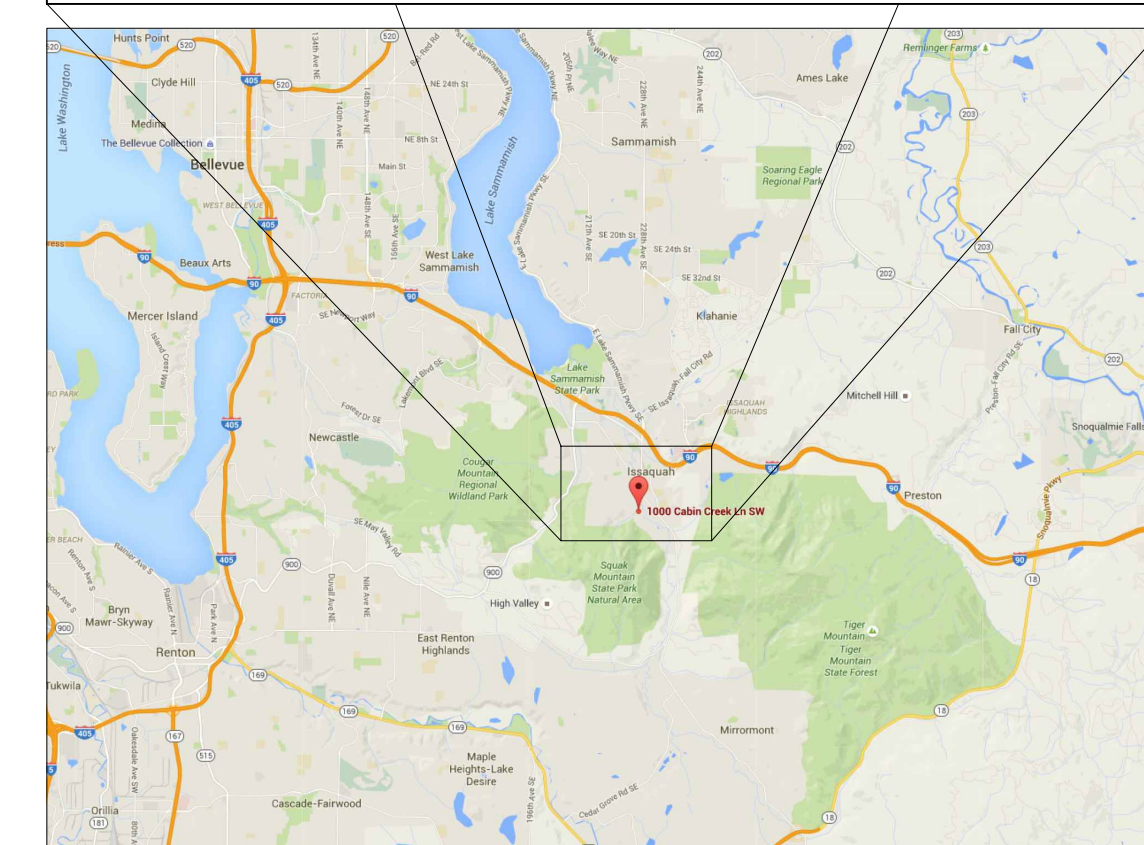
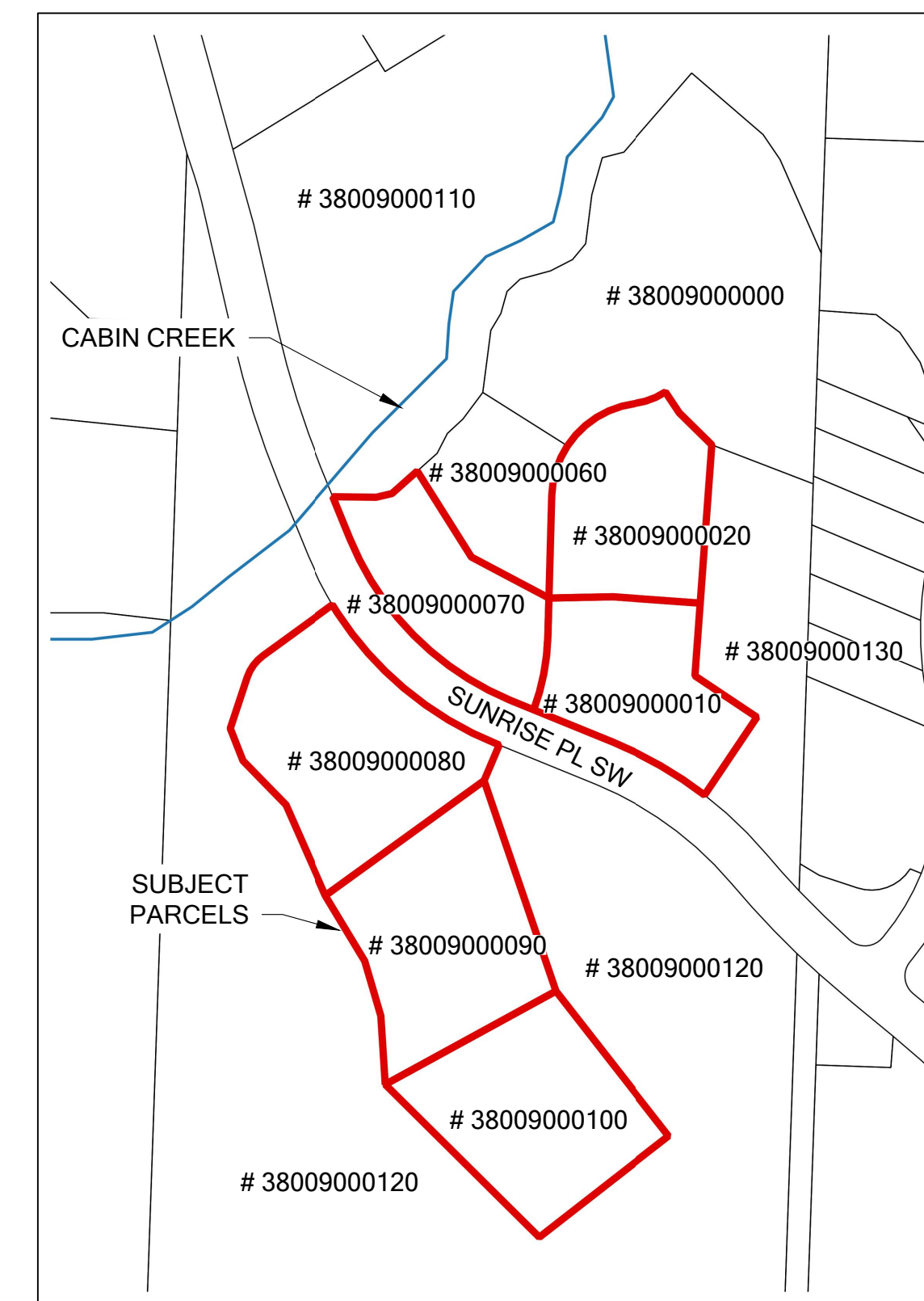


THE
WATERSHED
COMPANY

p 425.822.5242
www.watershedco.com

**KELKARI TOWNHOMES
MITIGATION PLAN
PREPARED FOR INTRACORP REAL ESTATE, LLC**

1149 SUNRISE PL SW
ISSAQUAH WA, 98027



1. WETLANDS DELINEATED BY: THE WATERSHED COMPANY ON JULY 6,7,9,AND 16TH OF 2015 AND FEBRUARY 2 AND 15TH OF 2016.
2. SURVEY RECEIVED FROM: CORE DESIGN INC, ON JUNE 28TH, 2016.

 WETLAND BOUNDARY
 CRITICAL AREA BUFFER
 CRITICAL AREA BSBL
 STREAM OHWM
 STREAM CENTERLINE
 PARCEL BOUNDARIES

NO.	DATE	DESCRIPTION	BY
1	10-25-2016	REVIEW SET	KMB
2	05-25-2017	REVISIONS	KMB

PROJECT MANAGER: HM
DESIGNED: HM/AF
DRAFTED: KMB
CHECKED: AR/HM
JOB NUMBER:

150635
SHEET NUMBER:

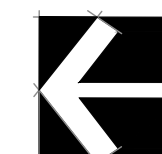
W1 OF 4

DATE	PRINTED BY	FILENAME
02/05/2017	KYLE BRAUN	D:\C 150025 ISSA\001\KYLKAD1.DWG

**30%
PLANS
NOT FOR
CONSTRUCTION**

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EXISTING SITE CONDITIONS





PROPOSED IMPACTS

DIRECT FILL IMPACTS

	Area (SF)	Direct Fill (SF)
Wetland #2	1,155	102
Wetland #4	2,286	537
Wetland #5	3,762	3,762
Wetland #7	53	53
TOTAL		4,454 SF

PAPER FILL IMPACTS

	Area (SF)	Paper Fill (SF)	Mitigation Proposed (SF)
Wetland #1	17,776	2,545	2,877
Wetland #2	1,155	1,053	1,053
Wetland #4	2,286	1,347	1,347
Wetland #6	1,347	562	562
TOTAL		5,839 SF	

LEGEND

- WETLAND BOUNDARY
- WETLAND FILL (4,455 SF)
- PAPER FILL WETLAND
- PROPOSED BUFFER REDUCTION (808 SF)
- TEMPORARY BUFFER IMPACTS (470 SF)
- PROPOSED CRITICAL AREA BUFFER
- PROPOSED CRITICAL AREA BSBL
- STREAM OHWM
- STREAM CENTERLINE
- PARCEL BOUNDARIES

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750 Sixth Street South
Kirkland WA 98033

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Science & Design

KELKARI TOWNHOMES MITIGATION PLAN PREPARED FOR INTRACORP REAL ESTATE, LLC

1149 SUNRISE PL SW
ISSAQUAH WA, 98027

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-25-2016	REVIEW SET	KMB
2	05-25-2017	REVISIONS	KMB

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: HM
DESIGNED: HM/AR
DRAFTED: KMB
CHECKED: AR/HM
JOB NUMBER:

150635
SHEET NUMBER:

W2 OF 4



**KELKARI TOWNHOMES
MITIGATION PLAN
PREPARED FOR INTRACORP REAL ESTATE, LLC**

1149 SUNRISE PL SW
ISSAQUAH WA, 98027

[illegible]

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER:	HM	FILENAME: TWC 1506
DESIGNED:	HM/AR	
DRAFTED:	KMB	
CHECKED:	AR/HM	

JOB NUMBER:
150635
SHEET NUMBER:
W3 OF 4

DATE	PRINTED BY	FILENAME
25/2017	KYLE BRAUN	TWC 150635-ISSAQUAH KELKARI.DWG













NOTES

1. WETLAND IMPACTS ARE MITIGATED FOR THROUGH BUFFER ENHANCEMENT AND WETLAND ENHANCEMENT CALCULATED AT A 2.6:1 RATIO.

LEGEND

LEGEND

	WETLAND BOUNDARY
	PROPOSED WETLAND ENHANCEMENT (4,822 SF)
	PROPOSED BUFFER ENHANCEMENT (10,327 SF)
	PROPOSED BUFFER ADDITION (1,194 SF)
	TEMPORARY IMPACTS TO BE RESTORED (470 SF)
	PROPOSED CRITICAL AREA BUFFER
	PROPOSED CRITICAL AREA BSBL
	STREAM OHWM
	STREAM CENTERLINE
	PARCEL BOUNDARIES

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MITIGATION PLAN

